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## Appendix 2: Housing

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## **Appendix 2A: Potential Funding Sources**

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Funding available through the California Department of Housing and Community Development

### **Building Equity and Growth in Neighborhoods (BEGIN)**

Grants by HCD to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for down payment assistance for low and moderate income homebuyers. Proposition 46 - \$72 million – one allocation per year for two years. Contact: (916) 327-2855

### **CalHome Self-Help Component**

Grants to organizations to assist low and moderate income households who build their own homes. Proposition 46 - \$9.5 million – 1 allocation per year for two years. (916) 445-9581

### **CalHome Program**

**Enables low and very-low income households to become or remain homeowners.**

Grants to local public agencies for first-time homebuyer down payment assistance, **home rehabilitation, acquisition and rehabilitation**, homebuyer counseling, acquisition, self-help mortgage assistance programs, or technical assistance for self-help and shared housing homeownership. A portion of this funding is set aside for homeowners of manufactured homes. All funds to individual homeowners are in the form of loans. Proposition 46 - \$108 million. One funding round per year for 4 years. Contact: (916) 327-2855

Applications invited through issuance of Notices of Funding Availability. Contact: (916) 327-3646

### **California Housing Down Payment Assistance Program**

Deferred payment down payment assistance loans for first-time moderate income homebuyers. Proposition 46 - \$111.6 million. Contact: (916) 322-1497

### **Downtown Rebound Planning Grants Program**

**Funds local planning for infill housing, adaptive reuse (Conversion) of commercial and industrial space into residential units**

Eligible activities: infill site inventories, infill development feasibility studies, strategic action plans to remove barriers and promote infill. Activities may include **updates of general plans and zoning ordinances to encourage adaptive reuse, higher density residential development, mixed use development, residential development within walking distance of transit nodes, employment centers** and other urban amenities, and seismic and structural feasibility studies on candidate buildings for adaptive reuse.

Grants to cities and counties. Applications invited by Notices of Availability. Contact: (916) 323-3180

### **Downtown Rebound Capital Improvement Program**

Financing for **adaptive reuse (conversion)** projects of vacant or underused commercial or industrial structures into residential units, **residential infill**, and development of high density housing adjacent to existing or planned mass transit facilities.

Deferred payment development loans of 3%. Affordability term is 55 years.

Applications invited by Notices of Availability. Contact: (916) 327-2811

### **HOME Investment Partnership Program (HOME)**

Funding to assist cities and nonprofit community housing development organizations (CHDOs) to create and retain affordable housing.

Grants to cities; loans to state-certified CHDOs operating in state-eligible jurisdictions. 25% match required. Maximum grants: \$1,000,000 for **rental activities**; \$750,000 for **first-time homebuyer** projects; \$500,000 for **homeownership programs**; and \$250,000 for **tenant-based rental assistance**. **50% funds to be awarded to rural applicants**. Most assistance is in the form of loans by the city recipient to project developers to be repaid to local HOME accounts for reuse.

Applications invited through issuance of Notices of Funding Availability. Contact: (916) 322-0356.

**Homeownership in Revitalization Areas Program**

Down payment assistance targeted to first-time low income homebuyers purchasing in revitalization areas. Proposition 46 - \$11.9 million. Contact: (916) 322-1497

**Multi-family Housing Program (MHP)**

Assists in **new construction, rehabilitation and preservation** of permanent and transitional rental housing for lower income households.

Deferred payment loans. Loan term 55 years, 3%. Applications are invited through issuance of Notices of Funding Availability. Contact: (916) 327-2886

**Preservation – Interim Repositioning Program**

Short-term loan to organizations for preservation of “at-risk” subsidized development.

Proposition 46 funding: \$4.8 million. Contact: [www.hcd.ca.gov/ca/](http://www.hcd.ca.gov/ca/) (916) 327-2867

**Preservation Opportunity Program**

Supplemental financing for “at-risk” subsidized rental developments receiving bond financing from CalHFA. Proposition 46 - \$42.75 million. Contact (916) 327-3022

**State Community Development Block Grant Program**

Provides federal Community Development Block Grant (CDBG) program benefits to non-entitlement cities for **economic development, planning and technical assistance grants which contribute to the provision of affordable housing**. Grant maximums of \$500,000. Planning and Technical Assistance grants to \$70,000. Available funding includes:

*CDBG Economic Development Allocation:* Over-the-Counter Component – Creation and preservation of jobs for low and very low income persons.

*Planning/Technical Assistance Grants:* Local planning and evaluation studies for housing, public works, community development and economic development.

Contact: (916) 445-6000.

## **Appendix 2B: Weatherization Programs**

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- U.S. Department of Energy's Weatherization Assistance Program in partnership with state and local programs to reduce heating and cooling costs for low-income families ([www.doe.gov](http://www.doe.gov));
- California Department of Community Services & Development's (CDCSD) Program assisting low-income households in administering the Low Income Home Energy Assistance Program (LIHEAP) which provides financial assistance to low-income persons to offset costs of heating and/or cooling dwellings ([www.csd.ca.gov](http://www.csd.ca.gov));
- The U.S. Department of Energy's Low-Income Weatherization Assistance Program (LIWAP) providing installation and weatherization measures to increase energy efficiency of dwelling units occupied by low-income persons. The California Department of Community Services and Development in Sacramento implements this program on behalf of the Department of Energy [www.csd.ca.gov](http://www.csd.ca.gov).
- HUD's Public/Private Partnership "Pathnet" Program [www.pathnet.org](http://www.pathnet.org) promoting the creation and use of technology to improve quality, durability, environmental performance, energy efficiency and afford ability of American homes.
- Other programs may be found through the following:  
[www.epa.gov/region9/](http://www.epa.gov/region9/)  
[www.energy.ca.gov](http://www.energy.ca.gov)  
[energia@energy.ca.gov](mailto:energia@energy.ca.gov)  
[www.energy.ca.gov/consumer/home/index.html](http://www.energy.ca.gov/consumer/home/index.html).

## **Appendix 2C: Housing Conditions Survey Form**



**City of Angels**  
**Planning Department**  
P.O. Box 667  
Angels Camp, CA 95222  
(209) 736-1346(phone) ♦ (209) 736-9048(fax)

## Housing Conditions Survey Form - 2003

**Address:**

- ☐ Occupied  
☐ Vacant  
☐ For Sale  
☐ Housing Survey Completed with Occupant

### Exterior Housing Condition *(must be completed by Surveyor)*

#### Construction Type:

- ☐ Wood Frame  
☐ Masonry  
☐ Mobile  
☐ Modular  
☐ Other \_\_\_\_\_

#### Structure Type:

- ☐ Single Family, without Garage  
☐ Single Family with Detached Garage  
☐ Single Family with Attached Garage  
☐ Duplex  
☐ Multi-Family \_\_\_\_\_ # of Units; Unit # \_\_\_\_\_  
☐ Other \_\_\_\_\_

#### Frontage Improvements:

- | Yes                      | No                       |                        |
|--------------------------|--------------------------|------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Curbs                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Gutters                |
| <input type="checkbox"/> | <input type="checkbox"/> | Adequate Site Drainage |

- | Yes                      | No                       |              |
|--------------------------|--------------------------|--------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Paved Street |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalk     |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway     |

#### Foundation:

- 0 ☐ No Repair Needed  
10 ☐ Repairs Needed  
15 ☐ Needs a Partial Foundation  
25 ☐ No Foundation Exists

#### Windows:

- 0 ☐ No Repair Needed  
1 ☐ Broken Window Panes  
5 ☐ In Need of Repair  
10 ☐ In Need of Replacement

#### Roof:

- 0 ☐ No Repair Needed  
5 ☐ Shingles Missing  
5 ☐ Chimney Needs Repair  
10 ☐ Needs Re-Roofing  
25 ☐ Roof Structure Needs Replacement & Re-Roofing

#### Electrical:

- 0 ☐ No Repair Needed  
5 ☐ Minor Repair  
10 ☐ Replace Main Panel

#### Siding/Stucco:

- 0 ☐ No Repair Needed  
1 ☐ Needs Re-Painting  
5 ☐ Needs to be Patched and Re-Painted  
10 ☐ Needs Replacement and Painting  
10 ☐ Asbestos/Lead-Based Paint Hazard

#### Comments:

Foundation	Roofing	Siding	Windows	Electrical	Total

<b>Sound:</b>	<b>9 or less</b>
<b>Minor:</b>	<b>10-15</b>
<b>Moderate</b>	<b>16-39</b>
<b>Substantial:</b>	<b>40-55</b>
<b>Dilapidated</b>	<b>56 and over</b>

**Dilapidated:** A unit suffering from excessive neglected, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at a minimum, major rehabilitation will be required.